



May 15, 2007 CPC
June 27, 2007 BS

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

07SN0302

Ashbrooke Investments, LLC

Matoaca Magisterial District
Southwest quadrant of Ashlake Parkway and Hull Street Road

REQUEST: Rezoning from Light Industrial (I-1) to Community Business (C-3).

PROPOSED LAND USE:

Commercial uses are planned.

PLANNING COMMISSION RECOMMENDATION

RECOMMEND APPROVAL AND ACCEPTANCE OF THE PROFFERED CONDITIONS ON
PAGES 2 AND 3.

STAFF RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposed zoning and land uses conform to the Upper Swift Creek Plan which suggests the property is appropriate for community mixed use and conservation/passive recreational uses along the tributaries of Swift Creek.
- B. The proposed zoning and land uses are representative of, and compatible with, existing and anticipated area development.

(NOTE: THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER(S) MAY PROFFER OTHER CONDITIONS. THE CONDITIONS NOTED WITH "STAFF/CPC" WERE AGREED UPON BY BOTH STAFF AND THE COMMISSION. CONDITIONS WITH ONLY A "STAFF" ARE RECOMMENDED SOLELY

BY STAFF. CONDITIONS WITH ONLY A “CPC” ARE ADDITIONAL CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION.)

PROFFERED CONDITIONS

The property owners/applicant in this rezoning case, pursuant to Section 15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Chesterfield County, for themselves and their successors or assigns, proffer that the property under consideration will be developed according to the following proffers if, and only if, the rezoning request submitted herewith is granted with only those conditions agreed to by the owners/applicant. In the event this request is denied or approved with conditions not agreed to by the owners/applicant, the proffers shall immediately be null and void and of no further force or effect.

(STAFF/CPC)

1. Transportation.

- a. Prior to any site plan approval or within ninety (90) days of a request by the Transportation Department, whichever occurs first, the following rights-of-way shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County:
 - i) one-hundred (100) feet measured from the centerline of Hull Street Road (Route 360) immediately adjacent to the property;
 - ii) forty-five (45) feet measured from the centerline of Ashlake Parkway immediately adjacent to the property; and
 - iii) an amount, determined by the Transportation Department, in the northwest corner of the property to accommodate future widening of Route 360.
- b. There shall be no direct vehicular access from the property to Route 360. Direct vehicular access from the property to Ashlake Parkway shall be limited to one (1) entrance/exit. The exact location of this access shall be approved by the Transportation Department.
- c. Prior to the issuance of a certificate of occupancy, the developer shall:
 - i) construct an additional lane of pavement along Route 360 for the entire property frontage, exclusive of any widening across the box culvert located at the western property line;
 - ii) construct additional pavement to provide right and left turn lanes at the approved access on Ashlake

Parkway, based on Transportation Department standards; and

- iii) prior to any site plan approval, the developer shall dedicate, free and unrestricted, to and for the benefit of Chesterfield County, any additional right-of-way (or easements) required for these improvements.

- d. The maximum density on the Property shall be a 150 room hotel or equivalent traffic generation, as determined by the Transportation Department. (T)

(STAFF/CPC) 2. Water Quality. The runoff from the on-site impervious area shall drain through the wetlands along Route 360 prior to entering Swift Creek Reservoir. (EE)

GENERAL INFORMATION

Location:

Southwest quadrant of the intersection of Ashlake Parkway and Hull Street Road. Tax ID 720-671-8206.

Existing Zoning:

I-1

Size:

10.3 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North - A & R-TH; Vacant
South - R-7 & C-3; Vacant
East - C-3; Vacant (under development as Hancock Village – Commercial)
West - C-3; Vacant

UTILITIES

Public Water System:

The public water system is available to serve this site. There is an existing twenty-four (24) inch water line extending along the north side of Hull Street Road, opposite this site. In addition, a twelve (12) inch water line extends along the west side of Ashlake Parkway adjacent to this site. Use of public water is recommended by the Upper Swift Creek Plan and is required by County Code.

Public Wastewater System:

There is an existing twelve (12) inch wastewater trunk line extending across the southern portion of this site. Use of public wastewater is recommended by the Upper Swift Creek Plan. Use of the public wastewater system is required by County Code.

It should be noted that a ten (10) inch wastewater force main runs along the west side of Ashlake Parkway, adjacent to this site. This is the discharge line from the Dry Creek Wastewater Pump Station. While this line cannot be used to serve the property, every effort must be made to avoid damaging this line when developing this site.

ENVIRONMENTAL

Drainage and Erosion:

The subject property drains to either the west directly to Swift Creek Reservoir or to the north to two (2) acres of wetlands between the developable portion of the property and Route 360. There are currently no on- or off-site drainage or erosion problems and none are anticipated after development.

Water Quality:

With the recent change in the Upper Swift Creek Water Quality Plan, the development will be required to provide on-site quality controls. The developer has proffered that the impervious area from the site will drain into the wetlands to the north so as to provide extra pollutant removal prior to entering Swift Creek Reservoir. (Proffered Condition 2)

PUBLIC FACILITIES

Fire Service:

The Clover Hill Fire Station, Company 7, and Manchester Volunteer Rescue Squad currently provide fire protection and emergency medical service. This request will have a minimal impact fire and EMS.

Transportation:

The property is located at the southwest corner of the intersection of Hull Street Road (Route 360) and Ashlake Parkway. The applicant is requesting rezoning from Light Industrial (I-1) to Community Business (C-3). The applicant has proffered a maximum density of a 150-room hotel, which is anticipated to generate approximately 1,200 average daily trips (Proffered Condition 1.d). This traffic will be distributed to Route 360 via Ashlake Parkway, which had an estimated 2004 traffic count of 3,800 vehicles per day. Route 360 in this area had a 2006 traffic count of 42,776 vehicles per day and was functioning at an acceptable level. (Level of Service D)

The Thoroughfare Plan identifies Route 360 and Ashlake Parkway as major arterials with recommended right of way widths of 120 to 200 feet and ninety (90) feet, respectively. The applicant has proffered to dedicate 100 feet of right of way along Route 360 and forty-five (45) feet of right of way along Ashlake Parkway in accordance with this Plan. Widening Route 360 in this area may require additional right of way, outside of this 100 feet, in the northwest corner of the property to replace the existing box culvert. The applicant has proffered to dedicate additional right of way along Route 360 in this area to accommodate the future widening. (Proffered Condition 1.a)

Access to major arterials should be controlled. The applicant has proffered that there will be no direct access to Route 360 and access to Ashlake Parkway will be limited to one (1) entrance/exit. (Proffered Condition 1.b)

The traffic impact of this development must be addressed. The applicant has proffered to construct an additional lane of pavement along Route 360 for the entire property frontage and turn lanes along Ashlake Parkway at the site access. (Proffered Condition 1.c)

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Upper Swift Creek Plan which designates the property as a community mixed use area where community-scale office or commercial developments are appropriate. The Plan further suggests the Resource Protection Areas (RPAs) along the tributaries to Swift Creek are appropriate for conservation: passive recreation use. As previously noted, perennial streams are subject to a 100 foot conservation area, inside of which uses are strictly limited.

The Upper Swift Creek Plan is currently being revised. The draft Plan, as recommended by staff, suggests the same land uses as the current adopted Plan.

Area Development Trends:

Area properties to the north, south and west are zoned Agricultural (A), Residential (R-TH), Residential (R-7) and Community Business (C-3) and are vacant. Properties to the

east are zoned Community Business (C-3) and are proposed for commercial development as Hancock Village. It is anticipated that a mixture of residential, office and commercial uses will continue in the area as suggested by the Plan.

Zoning History:

On October 23, 1974, the Board of Supervisors, with an unfavorable recommendation from the Commission, approved rezoning (Case 741S125) of 64.3 acres of which the request property is a part, from Agricultural (A) to Light Industrial (M-1) subject to conditions relative to construction of an access road to serve the development, access limitations to, and right of way dedication, along Route 360, and a buffer along the backwaters of the Reservoir.

Development Standards:

The request property lies within an Emerging Growth District Area. The Zoning Ordinance specifically addresses access, landscaping, architectural treatment, setbacks, parking, signs, buffers, utilities and screening. The purpose of the Emerging Growth District Standards is to promote high quality, well-designed projects. Development of the request property will be subject to these Ordinance standards.

In addition, the request property is located within the Route 360 Corridor West area. Within this area, the Zoning Ordinance addresses architectural styles for projects, requires building elements to be provided to reduce the mass of large buildings, provides for a pedestrian scale environment, and requires buildings to be compatible with other buildings within the same project or surrounding area.

CONCLUSION

The proposed zoning and land uses conform to the Upper Swift Creek Plan which suggests the property is appropriate for community mixed use and conservation/passive recreational uses along the tributaries of Swift Creek. In addition, the proposed zoning and land uses are representative of, and compatible with, existing and anticipated area development.

Given these considerations, approval of this request is recommended.

CASE HISTORY

Planning Commission Meeting (5/15/07):

The applicant accepted the recommendation. There was no opposition present.

On motion of Mr. Bass, seconded by Mr. Gulley, the commission recommended approval and acceptance of the proffered conditions on pages 2 and 3.

AYES: Messrs. Gecker, Gulley, Bass, Litton and Wilson.

The Board of Supervisors, on Wednesday, June 27, 2007, beginning at 6:30 p.m., will take under consideration this request.

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